



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU15-00032 Tays Housing Subdivision
Application Type: Resubdivision Combination
CPC Hearing Date: October 8, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location: North of Paisano and West of Piedras
Acreage: 5.3769 acres
Rep District: 8
Existing Use: Apartment Complex
Existing Zoning: A-3 (Apartment)
Proposed Zoning: A-3 (Apartment)
Nearest Park: Chamizal National Memorial (.37 mi.)
Nearest School: Douglass Elementary School (.01 mi.)
Park Fees Required: \$67,320.00
Impact Fee Area: N/A
Property Owner: Housing Authority of the City of El Paso
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartment) / Canal and Apartments
South: A-3 (Apartment) / Single-family homes
East: C-4 (Commercial) / Commercial development
West: A-3 (Apartment) / School

PLAN EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable)

APPLICATION DESCRIPTION

The applicant is proposing to re-subdivide 5.379 acres, combining previously recorded lots into one lot for a new apartment complex and adding an easement requested by the El Paso Water Utilities. An application for an Infill Development Special Permit for this development was approved by this body on August 13, 2015 and was approved by City Council on October 6, 2015. Access to the subdivision is proposed from Eucalyptus Street and Cypress Avenue. The subdivision was reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is **approval** of Tays Housing Subdivision on a Resubdivision Combination basis subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of Tays Housing Subdivision on a Resubdivision Combination basis.

Planning and Inspections Department - Land Development

We have reviewed subject plat and recommend Approval.

Parks and Recreation Department

We have reviewed **Tays Housing Subdivision**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this Subdivision zoned "A-3" meeting the requirements for Multi-family dwellings use with a minimum area of 500 Sq. Ft. per dwelling unit however, applicant has restricted the number of dwelling to a maximum of **198 units**. Also, please note that this plat map is within the City's "**Traditional Neighborhood Infill Development Area**" which qualifies for a 50% park fees reduction therefore, "Park fees" will be assessed based on the following:

1. If applicant provides copy of final signed/recorded covenants restricting the number of Multi-family dwelling to a maximum of **198 units** and if gross density waiver is granted by the City Manager of the Planning Department designee, then applicant shall be required to pay "Park fees" in the amount of **\$67,320.00** calculated as follows:

198 Multi-family dwellings @ a rate of \$680.00 per dwelling unit	<u>\$134,640.00</u>
Less 50% Reduction in fees per Appendix 112 for infill developments (-) <u>\$67,320.00</u>	
	<u>Amount Due = \$67,320.00</u>

Please allocate generated funds under Park Zone **C-3**

Nearest Park(s): **Future Rec. Center / Park** & **El Barrio**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

We have reviewed the subdivision described above and provide the following comments:

1. EPWU does not object to this request.
2. Close coordination is required with EPWU to provide sanitary sewer service to the property via an off-site extension along Cypress.

Water:

3. There is an existing 8-inch diameter water main extending along Eucalyptus St., located approximately 7 feet west of the property's western boundary line. This main is available for service.
4. There is an existing 12-inch diameter water main extending along Cypress St., located approximately 10 feet north of the right-of-way centerline. This main is available for

service.

5. EPWU records indicate two active 2-inch water service meters connections for the subject property. The service address for these meters are 2025 Cypress St. and 100 N. Eucalyptus St.

Sanitary Sewer:

6. There is an existing 24 inch sewer main extending thru the property, approximately 140 feet north of the property's southern boundary line. No direct service connections to this main.

General:

7. During the site improvement work, the Owner/Developer shall safeguard all existing sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.
8. EPWU-PSB requires access to the existing sanitary sewer facilities and appurtenances, 24 hours a day, seven (7) days a week. No building, reservoir, parking stalls, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (PSB easements) without EPWU's written consent. The proposed PSB easements shall be improved to EPWU-PSB easement improvement standards
9. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun metro is not opposed to this request.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

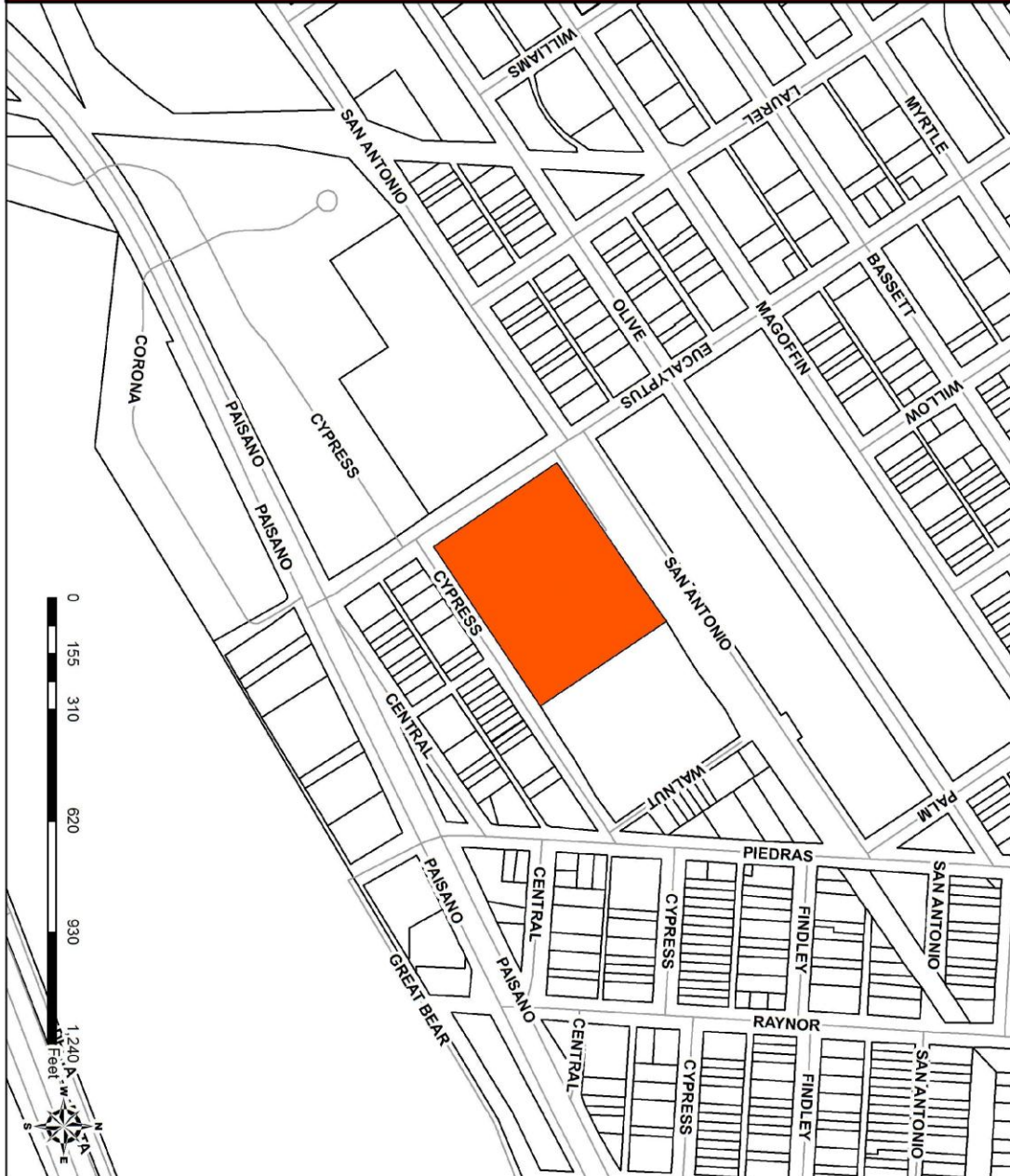
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Application

ATTACHMENT 1

TAYS HOUSING SUBDIVISION

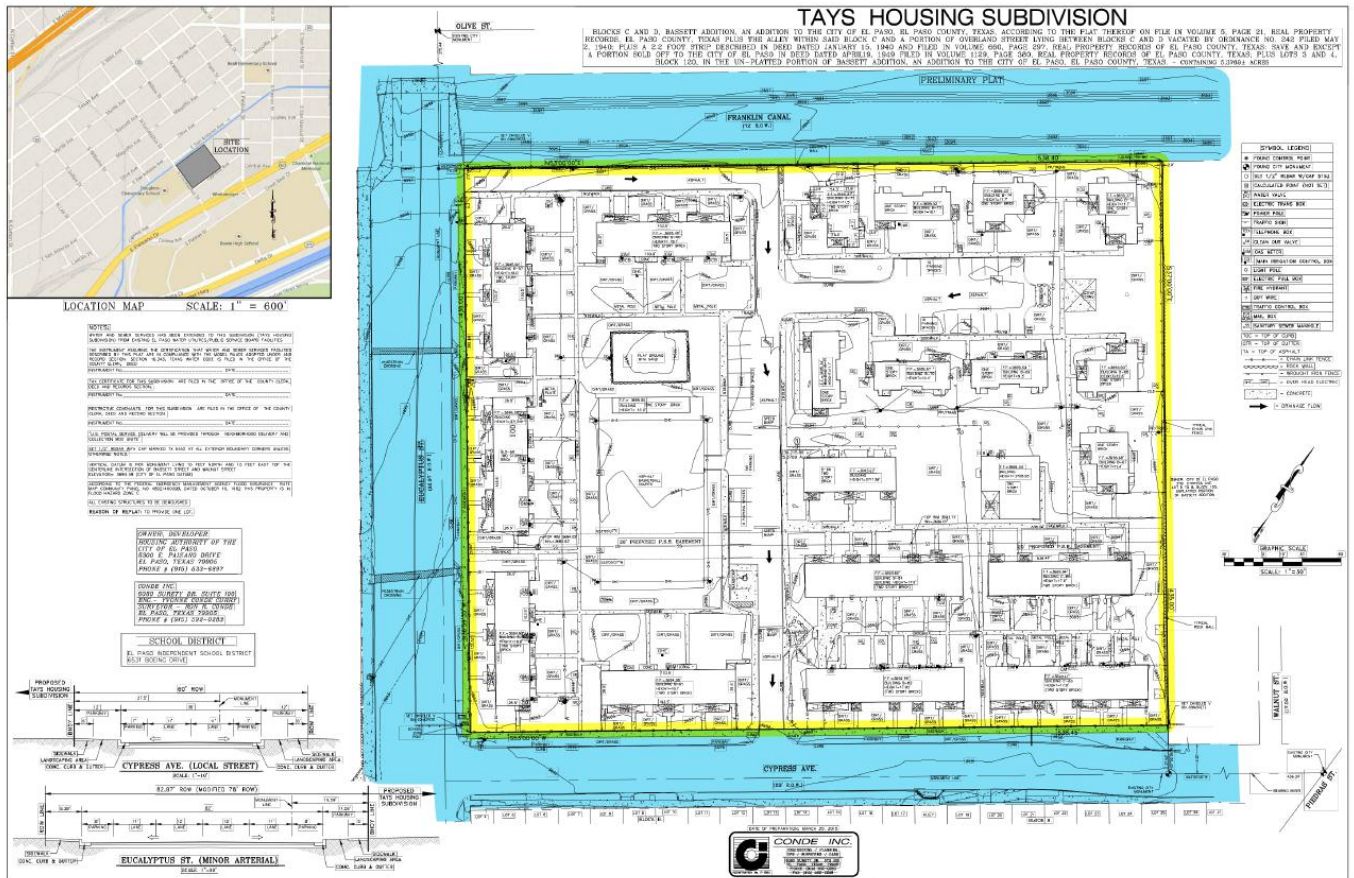


ATTACHMENT 2

TAYS HOUSING SUBDIVISION



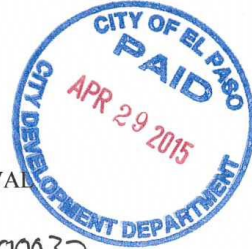
ATTACHMENT 3



ATTACHMENT 4

[illegible]

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: March 24, 2015 File No. SUSU15-00032

SUBDIVISION NAME: Tays Housing Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Leasehold Estate in and to Blocks C and D, Basset Addition, an Addition to the City of El Paso, El Paso County, Texas
2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Multi-Family Complex</u>	<u>5.3769</u>	<u>1</u>
School	_____	_____	Total No. Sites	<u>1</u>	_____
Commercial	_____	_____	Total Acres (Gross)	<u>5.3769</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? A-3 Proposed zoning? A-3 with infill overlay
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface drainage to adjoining streets and partial on site ponding.
7. Are special public improvements proposed in connection with the development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 – Vested Rights

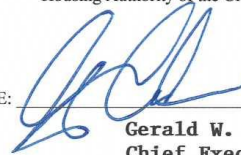
City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	<u>Housing Authority of the City of El Paso</u>	<u>5300 E. Paisano Dr., El Paso, TX</u>	<u>79905</u>	<u>915-533-6897</u>
		(Name & Address)		(Zip)	(Phone)
13.	Developer	<u>Housing Authority of the City of El Paso</u>	<u>5300 E. Paisano Dr., El Paso, TX</u>	<u>79905</u>	<u>915-533-6897</u>
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	<u>CONDE INC.</u>	<u>6080 Surety Drive, Ste. 100, El Paso, TX</u>	<u>79905</u>	<u>915-592-0283</u>
		(Name & Address)		(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

Housing Authority of the City of El Paso

OWNER SIGNATURE: _____



Gerald W. Cichon
Chief Executive Officer

REPRESENTATIVE: _____

4/15/15
Conrad Conde

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085